



City of Huntington Beach Planning and Building Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Hayden Beckman, Planning Aide *HB*
DATE: April 27, 2010
**SUBJECT: CONDITIONAL USE PERMIT NO. 10-003; DESIGN REVIEW NO. 10-002
(CHRIST PRESBYTERIAN CHURCH - WIRELESS COMMUNICATION
FACILITY)**

APPLICANT: John Moreland, Core Communication Group, 2903-H Saturn Street, Brea, CA 92821

PROPERTY

OWNER: Kathi Richardson, Christ Presbyterian Church, 20112 Magnolia Street, Huntington Beach, CA 92646

LOCATION: 20112 Magnolia Street (south of Adams Avenue, east of Magnolia Street)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS:

Conditional Use Permit (CUP) No. 09-003 represents a request to permit the installation of a new wireless communication facility that will be co-located upon an existing 60 foot high wireless communications facility disguised as a palm tree. The CUP has been referred to the Planning Commission by the Director pursuant to Section 202.10(C) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) due to the fact that the existing church includes classrooms for Sunday school activities and a pre-school.

As proposed, the wireless co-located panel antennas will be placed within an existing mounted enclosure designed to resemble a palm nut. The original monopalm (palm tree and palm nut) was permitted by Wireless Permit No. 2008-033 approved in October 2008. The request also includes the installation of associated equipment to support the facility. The equipment will be placed within an existing equipment enclosure, which will be screened from view on all sides. There will be no exterior alteration to the existing "monopalm" structure as a result of project implementation (Attachment No. 2).

The applicant has also submitted an alternative site analysis and gap coverage maps indicating that the co-location on an existing monopalm facility is the most feasible location for the wireless facility (Attachment Nos. 7 & 8).

BACKGROUND:

Project History

The existing 60 ft. tall wireless communication facility disguised as a monopalm was reviewed and approved by Wireless Permit No. 2008-033 on October 21, 2008 (Attachment No. 9). In approving the request, the City made the following findings and determination:

1. The proposed wireless communication facility complies with the height permitted in the zoning district and;
2. The proposed wireless communication facility demonstrates an existing gap in service and is located in the least obtrusive location feasible so as to eliminate any gap in service and;
3. The proposed wireless communication facility is designed to be architecturally compatible with the surrounding buildings and land uses by incorporating stealth techniques, with the following modifications:
 - a. Redesign the co-location pod to reduce the visual impact and match the natural appearance of a palm in a more appropriate manner.
 - b. Reduce the overall height of the enclosure wall to a maximum of six (6) feet to comply with the HBZSO, or install a decorative trellis roof element.
 - c. Equipment cabinets shall be fully screened from view on all sides.

Based upon the suggested modifications, the request was subject to administrative approval only by the Director of Planning and Building. A building permit was issued on June 1, 2009 because the project complied with the HBZSO, demonstrated a gap in coverage/service, was determined to be located in the least obtrusive location, and utilized stealth techniques (designed to resemble a palm tree). The facility was completed in September, 2009.

On November 9, 2009, Wireless Permit Application No. 09-055 was submitted to co-locate on the existing monopalm. The applicant also submitted radio frequency (RF) coverage maps (Attachment No. 7) demonstrating an existing gap in service and an alternative site analysis (Attachment No. 8). On December 15, 2009, the wireless permit application was conditionally approved by staff (Attachment No. 10). The conditions of approval noted that the proposed facility will be subject to a CUP by the Planning Commission and review by the Design Review Board (DRB). The CUP has been referred to the Planning Commission pursuant to Section 202.10(C) of the HBZSO due to the fact that the existing church includes classrooms for Sunday school activities and a pre-school.

Wireless Communication Facility History

At an emergency meeting of the City Council on April 27, 2009, the City Council directed staff to prepare a zoning text amendment (ZTA No. 09-02) to address the permitting and entitlements of wireless communications facilities. The ZTA is pending Planning Commission review and City Council approval. The City Council direction included the requirement to permit all wireless facilities located within 500 feet of school sites subject to a CUP at a noticed public hearing. Subsequent to the City Council direction, planning staff has been directed to review all wireless permit applications that propose a facility within 500 ft. of a school for possible referral to the Zoning Administrator (ZA) or Planning Commission (PC) pursuant to HBZSO Chapter 202.10 (C).

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	P(CG-F1) – (Public underlying Commercial General – 0.35 Max Permitted Density)	PS (Public – Semipublic)	Church
South, West (across Magnolia St.), East of the Subject Property	RL-7 – (Residential Low Density – 7 du/ac)	RL	Single Family Residential
North of the Subject Property	CG-F1	CG	Commercial Center

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

February 22, 2010

MANDATORY PROCESSING DATE(S):

May 22, 2010

CUP No. 10-03 was filed on January 22, 2010, and deemed complete on February 22, 2010. The application is scheduled for public hearing before the Planning Commission on May 11, 2010.

CEQA ANALYSIS/REVIEW

The proposed project is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, which states that projects consisting of the minor alteration of an existing structure are exempt from further environmental review. The minor alteration is the co-location of wireless communication equipment upon an existing facility.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Building & Safety and Public Works have reviewed the application and identified applicable code requirements in Attachment Nos. 4 and 5.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

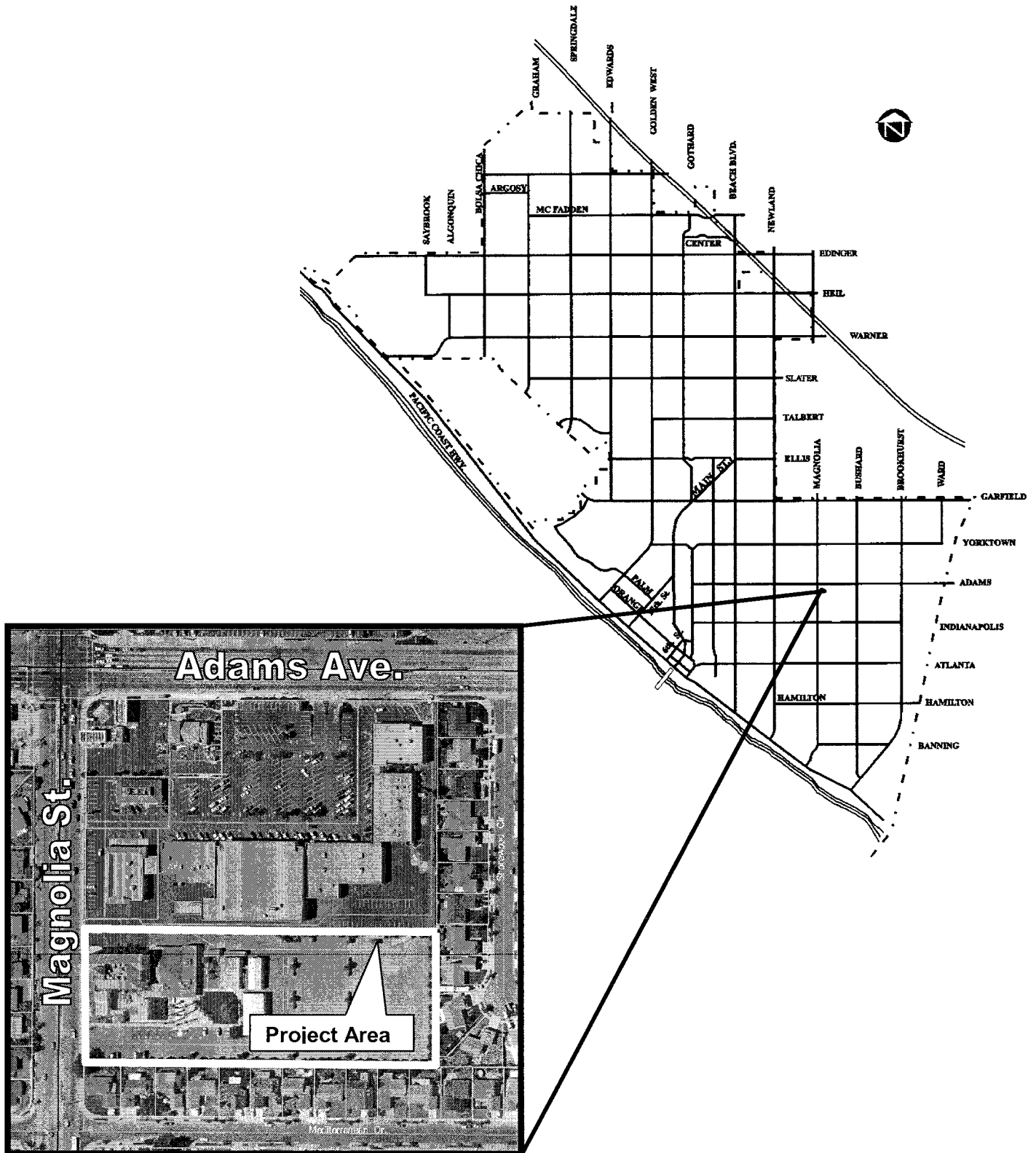
The Design Review Board reviewed the design of the proposed wireless communications co-location upon an existing “monopalm” on March 12, 2010 and recommended approval to the Planning Commission, determining that the location of the proposed co-located wireless facility within an existing enclosure resembling a palm nut served to adequately conceal the equipment with colors and materials consistent with the existing facility.

PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this request are potential detrimental impacts to the general welfare of the community, compatibility with the surrounding uses, compliance with the HBZSO, elimination of an existing gap in service and placement in the least obtrusive location.

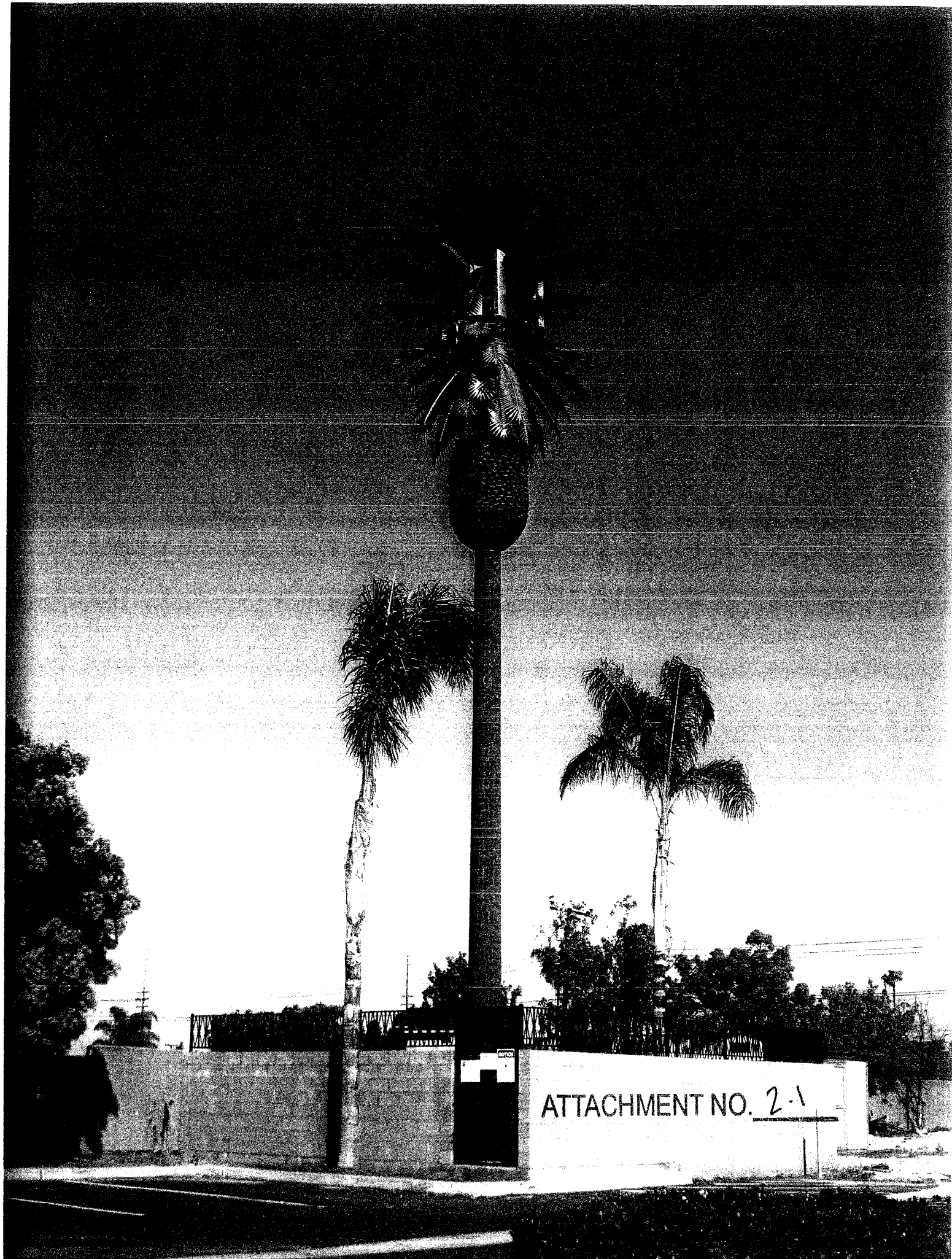
ATTACHMENTS:

1. Vicinity Map
2. Site Photographs & Site Plan dated January 22, 2010
3. Design Review Board Notice of Action dated March 12, 2010
4. Public Works Department Code Requirements dated February 25, 2010
5. Building Division Code Requirements dated February 25, 2010
6. Project Narrative dated January 22, 2010
7. Coverage Maps dated December 3, 2009
8. Alternative Site Analysis dated March 26, 2010
9. Wireless Permit Application No. 2008-033 dated approved October 21, 2008
10. Wireless Permit Application No. 2009-055 dated approved December 15, 2009

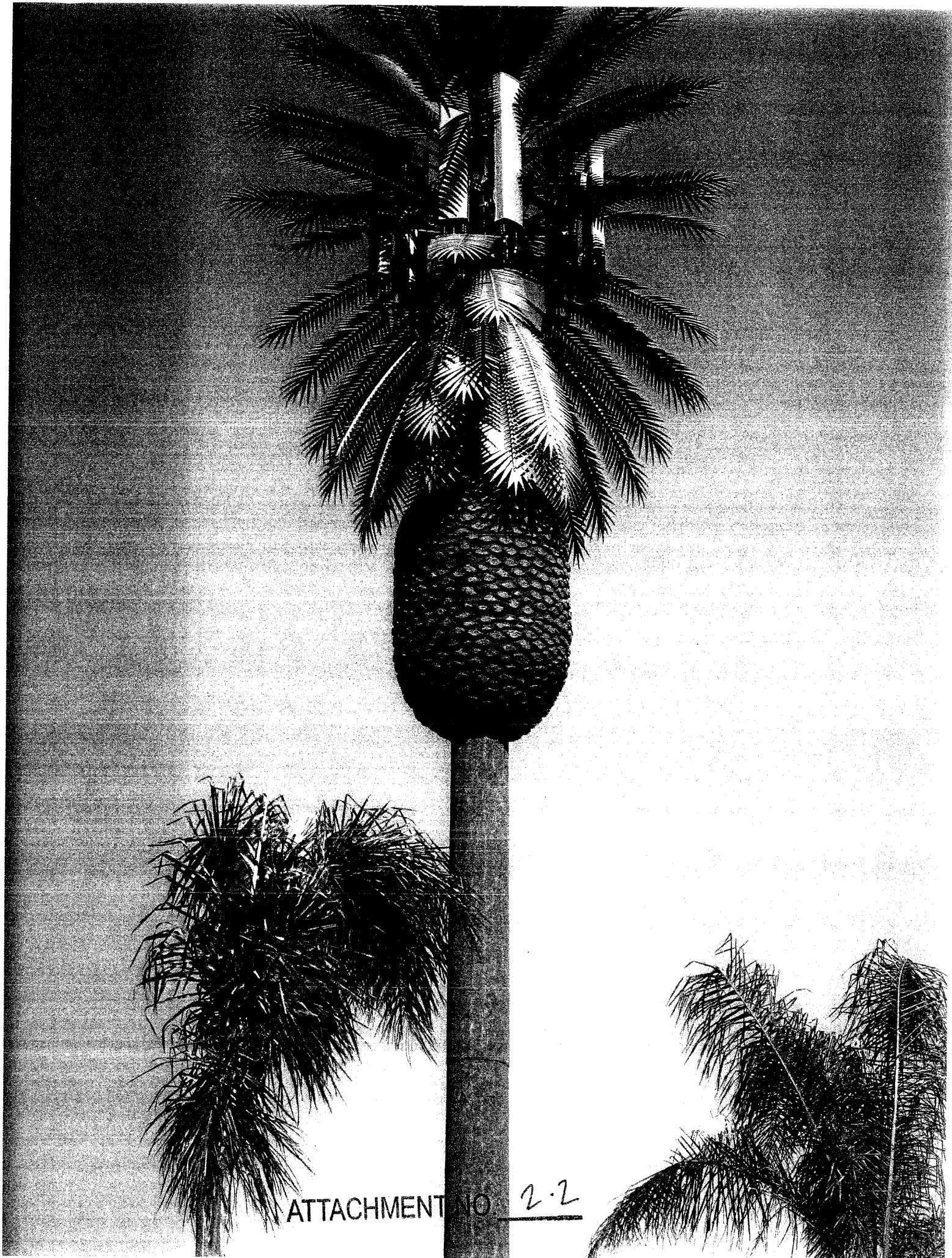


VICINITY MAP
CONDITIONAL USE PERMIT NO. 2010-003; DESIGN REVIEW NO. 2010-002
(CLEARWIRE CO-LOCATION)

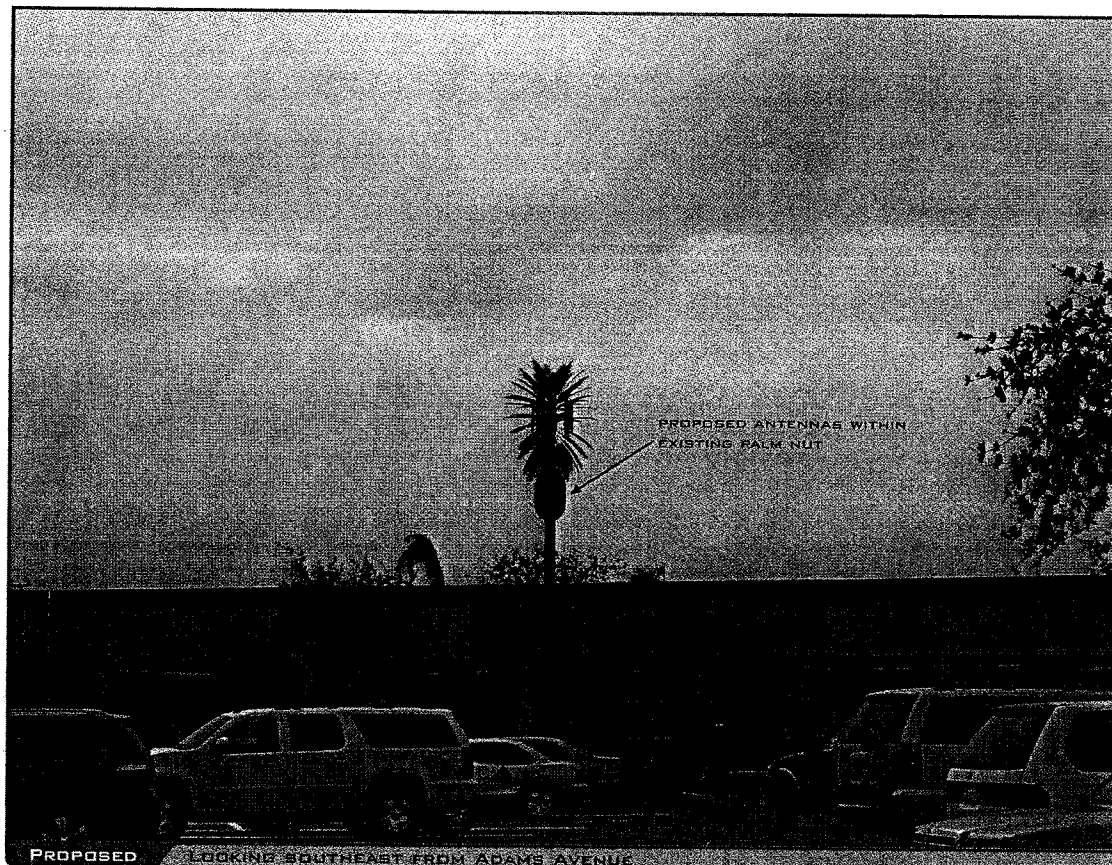
ATTACHMENT NO. 1



ATTACHMENT NO. 2-1



ATTACHMENT NO 2.2

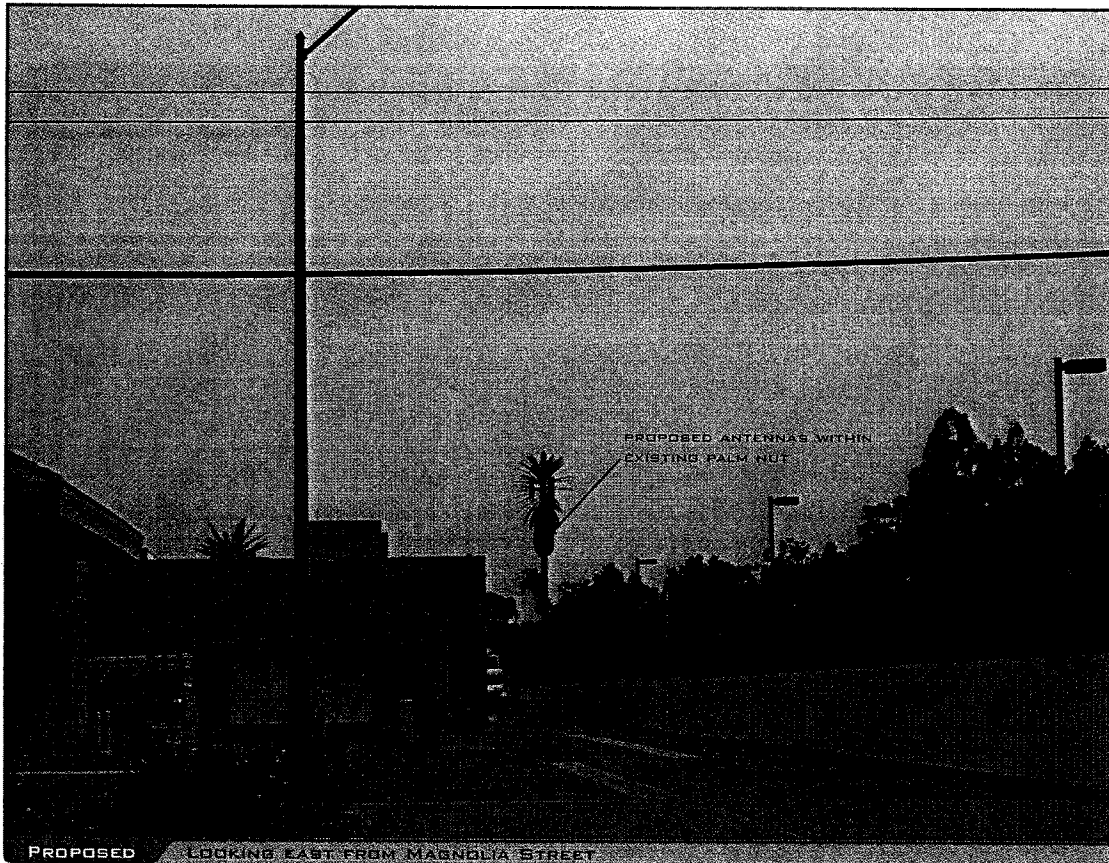
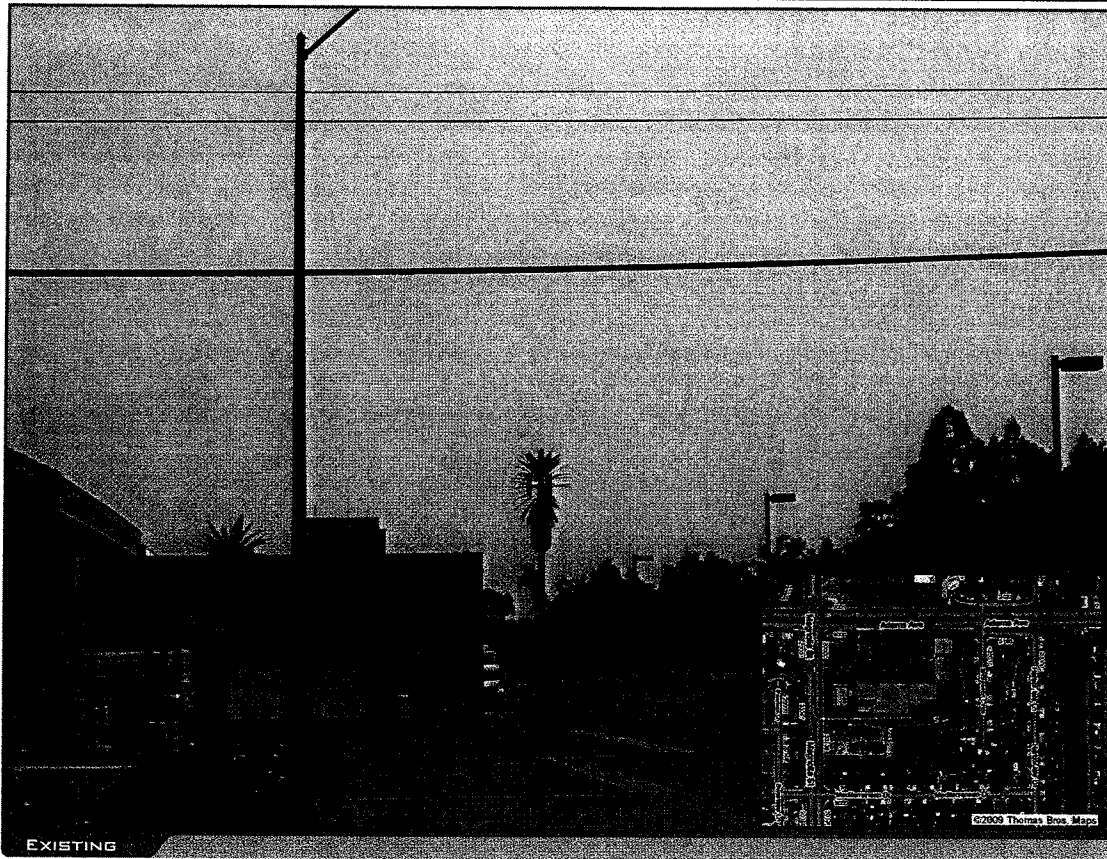


VIEW 2

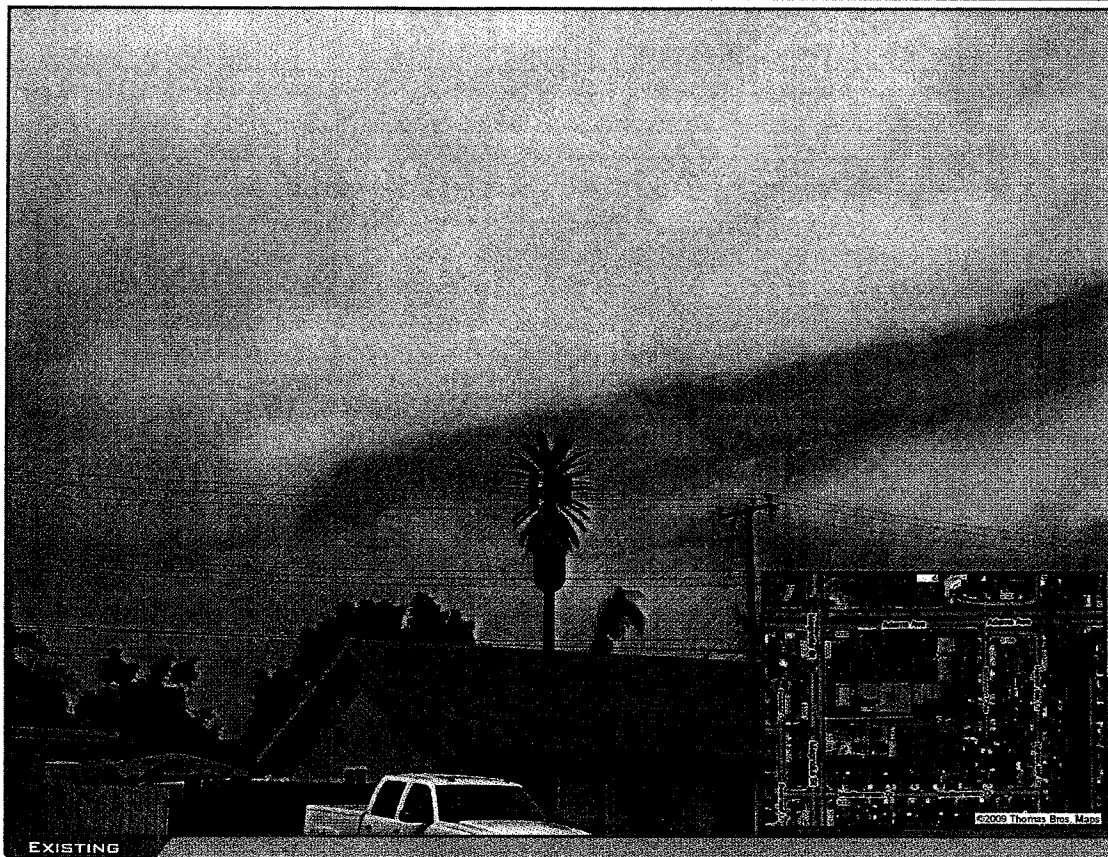


LOOKING SOUTHWEST FROM SHOREWOOD CIRCLE

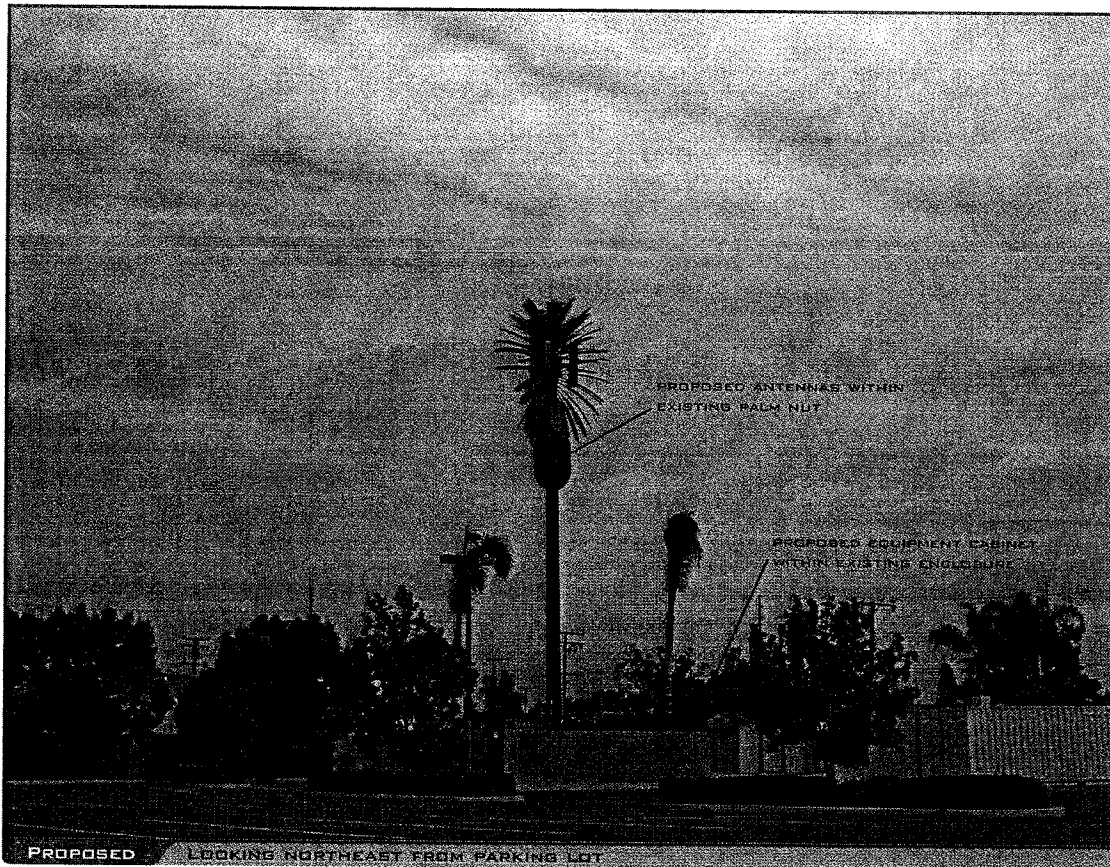
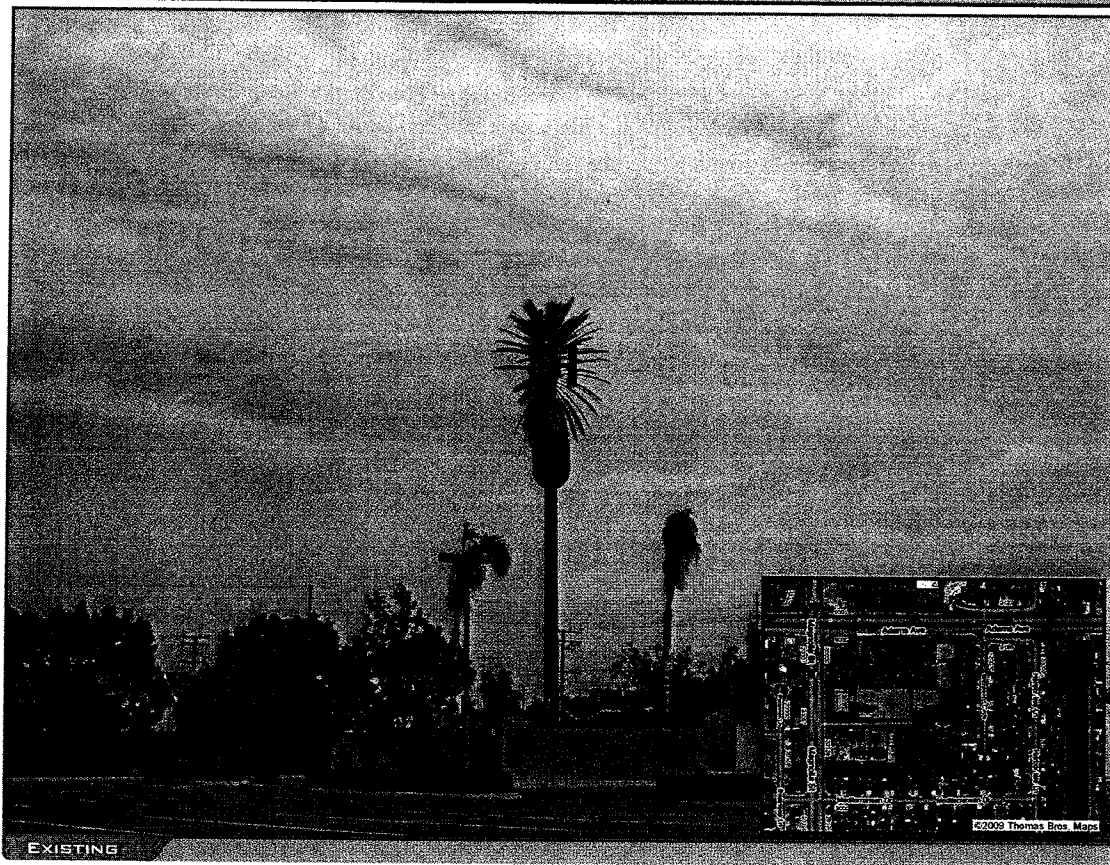
VIEW 3



VIEW 4



VIEW 5



SITE PLAN

ALL INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS FOR INFORMATION ONLY. ANY USE OR REUSE OF THIS INFORMATION OTHER THAN THAT WHICH RELATES TO THE PROJECT IS STRICTLY PROHIBITED.

SCALE: 1" = 20'-0"

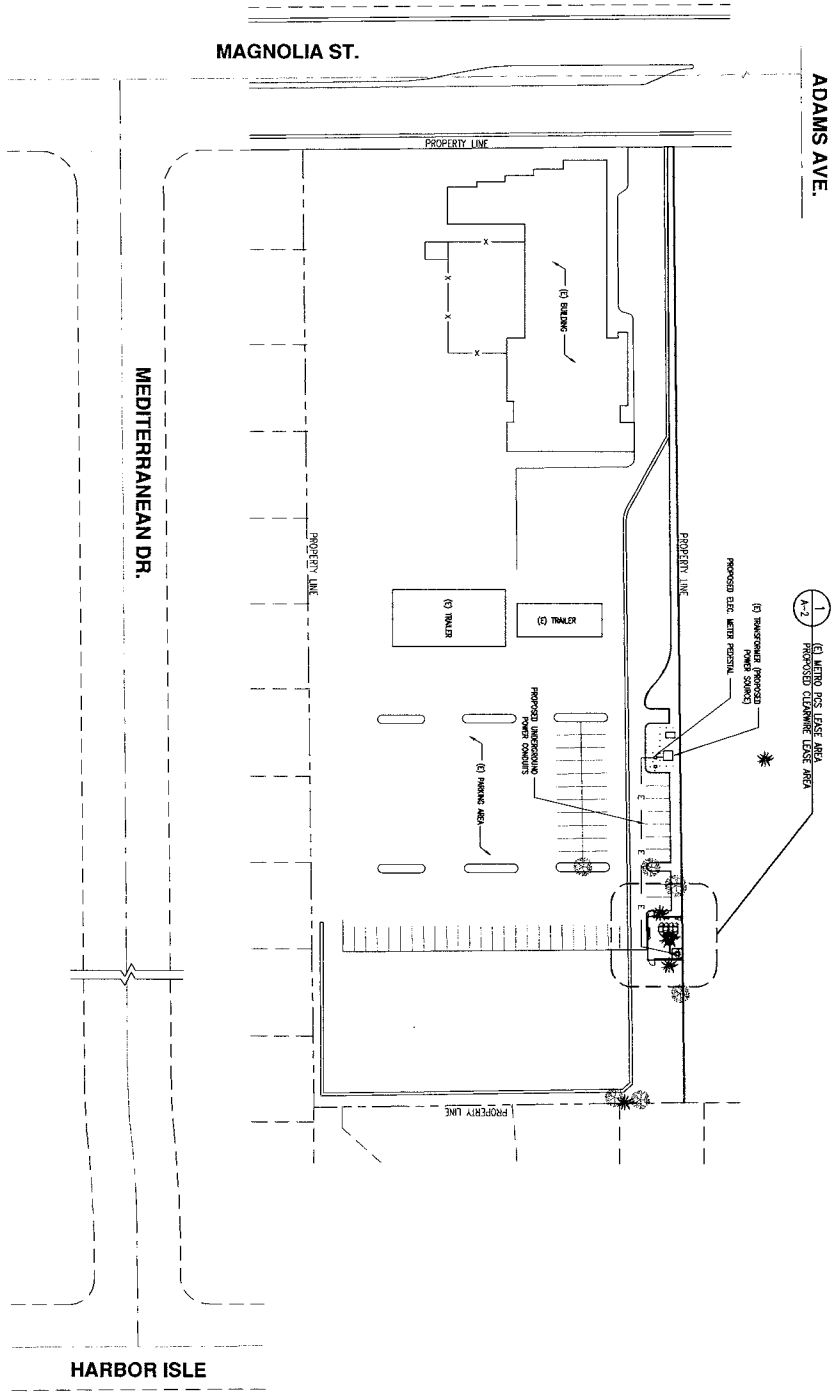
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SHEET NUMBER
A-1

SHEET TITLE
SITE PLAN

NOT FOR CONSTRUCTION UNLESS
LABELLED AS CONSTRUCTION SET

REV.	DATE	DESCRIPTION	BY	CHK
1	01/01/2021	ISSUED FOR PERMIT	WJ	WJ
2	01/01/2021	REVISED TO ADD TRAILER	WJ	WJ
3	01/01/2021	REVISED TO ADD POWER POLES	WJ	WJ
4	01/01/2021	REVISED TO ADD UNDERGROUND POWER CONDUITS	WJ	WJ
5	01/01/2021	REVISED TO ADD PARKING AREA	WJ	WJ
6	01/01/2021	REVISED TO ADD TRAILER	WJ	WJ
7	01/01/2021	REVISED TO ADD POWER POLES	WJ	WJ
8	01/01/2021	REVISED TO ADD UNDERGROUND POWER CONDUITS	WJ	WJ
9	01/01/2021	REVISED TO ADD PARKING AREA	WJ	WJ
10	01/01/2021	REVISED TO ADD TRAILER	WJ	WJ



NOTE:
SEE PLANS FOR THE
THE REST OF A 5000'

clear wire
COMMUNICATIONS
HUNTINGTON BEACH
HUNTINGTON, WA 98033

core
COMMUNICATIONS
2021 N. 20th St.
STREET, WA 98033
92821

EDG
CONNELL DESIGN GROUP, LLC
2021 N. 20th St.
STREET, WA 98033
92821

CA-ORC1567A

20112 MAGNOLIA ST.
HUNTINGTON BEACH, CA 92646

ATTACHMENT NO. 2.9

SECTOR 'A'



SHEET NUMBER
A-2

clear wite®

4400 CARLTON POINT
KIRKLAND, WA 98033

core
COMMUNICATIONS

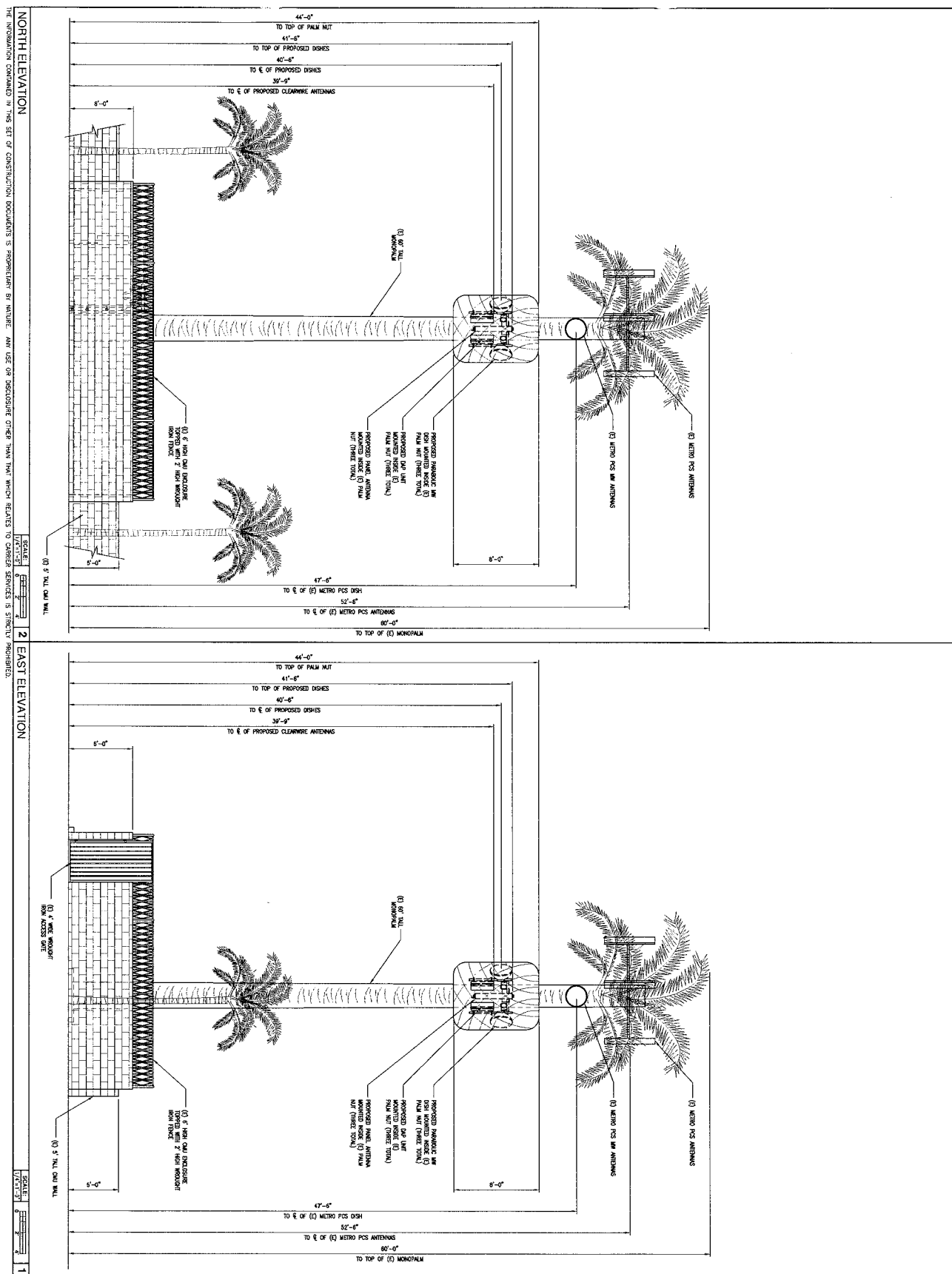
2803-H SAUND
STREET, BURL, CA
92621

EDGE

CONNELL DESIGN GROUP, LLC

10000 15TH AVE, SUITE 200, KIRKLAND, WASHINGTON
98033-2000 TEL: (206) 835-1000 FAX: (206) 835-1001

ATTACHMENT NO. 2-10



clear *wire*

4400 CARLSON ROAD
HIRSHLAND, WA 98033

core

COMMUNICATIONS

2003-1 SUMMIT
STREET, SEATTLE, CA
98101

EDGE

COMMERCIAL DESIGN, LLC

1000 1ST AVENUE, SUITE 1000
SEATTLE, WA 98101

CA-ORC1567A

20112 MAGNOLIA ST.
HUNTINGTON BEACH, CA 92646

REVISIONS

NO.	DATE	REVISIONS
1	NOV 08	ISSUED FOR CONSTRUCTION
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SHEET NUMBER

A-3



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

March 12, 2010

John Moreland
Core Communications
2903-H Saturn Street
Brea, CA 92821

APPLICATION:

DESIGN REVIEW NO. 2010-002 (MAGNOLIA CLEARWIRE WIRELESS CO-LOCATION FACILITY)

APPLICANT:

John Moreland, Core Communications

PROPERTY OWNER:

Kathi Richardson, Christ Presbyterian Church, 20112 Magnolia Street, Huntington Beach, CA 92646

REQUEST:

To review the design, colors, and materials associated with the installation of three (3) panel antennas, three (3) microwave dishes, and three (3) DAP units to be placed within a 'palm nut' enclosure located on an existing 60 ft. high monopalm wireless facility. The associated equipment shall be placed at the base of the tower within an existing 6 ft. high block wall enclosure.

LOCATION:

20112 Magnolia Street (east side of Magnolia Street, south of Adams Avenue), Huntington Beach, CA 92646

DATE OF ACTION:

March 11, 2010

The Design Review Board of the City of Huntington Beach took action on your application (s) on March 11, 2010, and your application was recommended for **approval** to the Planning Commission. Attached to this letter are the recommended conditions of approval for your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the Planning Commission. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

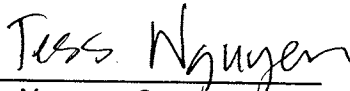
Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The

ATTACHMENT NO. 3.1

recommendation of the Design Review Board will be forwarded to the Planning Commission for consideration. You will be notified of the pending hearing date.

If you have any questions, please contact Hayden Beckman, Planning Aide at (714) 374-5317 or via email at hbeckman@surfcity-hb.org or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,



Tess Nguyen, Secretary
Design Review Board

TN:HB

ATTACHMENTS:

Recommended Conditions of Approval – DR No. 10-002

c: Kathi Richardson, Christ Presbyterian Church, 20112 Magnolia Street, Huntington Beach, CA 92646
Herb Fauland, Planning Manager
Project File

ATTACHMENT NO. 1

RECOMMENDED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 2010-002

RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 2010-002

1. The site plans and elevations received and dated January 22, 2010 shall be the conceptually approved design.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

DATE: 02/25/2010

PROJECT NAME: WIRELESS MONOPALM

ENTITLEMENTS: CUP 10-03, DR 10-02


PLNG APPLICATION NO: 2010-0028

DATE OF PLANS: 1/22/10

PROJECT LOCATION: 20122 MAGNOLIA STREET

PROJECT PLANNER: HAYDEN BECKMAN, ASSISTANT PLANNER

TELEPHONE/E-MAIL: 714-374-53170 / HBECKMAN@SURFCITY-HB.ORG

PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT 

TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE INSTALLATION OF THREE PANEL ANTENNAS, THREE DAP UNITS, AND THREE MICROWAVE DISHES. THE PROPOSED ANTENNAS WILL BE CO-LOCATED ON AN EXISTING 60 FT. HIGH MONOPALM. THE REQUEST ALSO INCLUDES THE PLACEMENT OF ONE EQUIPMENT CABINET AT THE BASE OF THE MONOPALM WITH ONE GPS ANTENNA ATTACHED TO THE EQUIPMENT CABINET.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO PRIOR TO COMMENCEMENT OF ONSITE CONSTRUCTION:

1. Contractor shall call Dig-Alert prior to any trenching.
2. If the facility use is discontinued, the equipment and antenna shall be removed within 30 days.
3. The proposed wireless facility shall obtain its electrical feed from SCE independently.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. An encroachment permit is necessary for any work performed in the public right-of-way.
2. Standards for Wireless Communications Facilities shall apply (Chapter 230.96 of the Zoning and Subdivision Ordinance).
3. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)

ADDITIONAL COMMENTS:

1. The proposed wireless system shall not operate on the 800 MHz frequency in order to eliminate any interference with the City's voice and data radio frequency.

PLANNING DEPARTMENT DEVELOPMENT REVIEW REQUEST

TO: Steve Bogart, Public Works Darrin Maresh, Fire
Mike Vigliotta, City Attorney Gerald Caraig, Building

FROM: Hayden Beckman Ext: 5317 DATE: FEBURARY 4, 2010

☒ PC ☐ ZA ☐ DRB ☐ STAFF

PETITION(S): CONDITIONAL USE PERMIT NO. 2010-003 / DESIGN REVIEW NO. 2010-002 (CLEARWIRE WIRELESS COMMUNICATIONS CO-LOCATION FACILITY)

REQUEST(S): TO PERMIT THE INSTALLATION OF A CO-LOCATED WIRELESS COMMUNICATIONS FACILITY ON AN EXISTING MONOPALM CONSISTING OF 3 PANEL ANTENNAS, 3 MICROWAVE DISHES, 3 DAP UNITS, AS WELL AS A NEW EQUIPMENT CABINET, AND ONE GPS ANTENNA TO BE LOCATED WITHIN AN EXISTING ENCLOSURE.

LOCATION: 20112 MAGNOLIA AVENUE, 92646 (NORTH OF MEDITERRANEAN STREET, EAST OF MAGNOLIA STREET)

ZONE: PS (PUBLIC – SEMI-PUBLIC)

GENERAL PLAN: P (CG-F1) – PUBLIC (UNDERLYING DESIGNATION COMMERCIAL GENERAL – MAX 0.35 PERMITTED DENSITY)

EXISTING USE: CHRIST PRESBYTERIAN CHURCH

Please submit your concerns and recommended changes or conditions in writing on or before **February 25, 2010**

COMMENTS: (Use attachments or back side of sheet if necessary)

☒ NO SPECIAL CONDITIONS

☒ PROJECT TO CONFORM TO CURRENT STATE & LOCAL BUILDING CODES

☐ CODE NOTES:

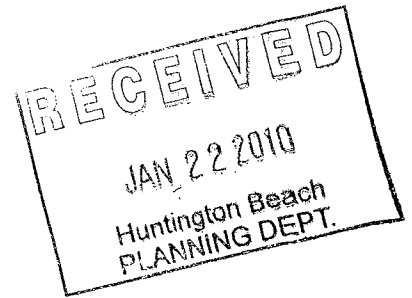
DESIGN & DETAIL ANTENNA/DISH/DAP ATTACHMENTS.

RESPONSE BY: SCARAB

Extension 1575

Attachments: 1. Maps 2. Narrative

clearw're



PROJECT DESCRIPTION

CA-ORC1567

Preliminary Address:
20112 Magnolia Street
Huntington Beach, CA
APN: 151-191-12

Applicant:
Clear Wireless LLC,
A Nevada Limited Liability Company

Representative:
Core Communications Group

core
COMMUNICATIONS

John Moreland
2903-H Saturn Street
Brea, CA 92821
Phone: (714) 296-5082 Fax: (714) 333-4441
jmoreland@corecomegroup.com

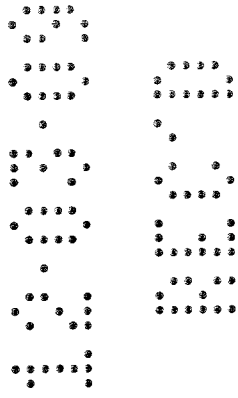
ATTACHMENT NO. 6.1

Clearwire Corporation (NASDAQ:CLWR) offers advanced high-speed internet services to consumers and businesses. The company is building the first nationwide 4G mobile WiMAX network, bringing together a compelling combination of speed and mobility. Clearwire's open all-IP network, combined with significant spectrum holdings, provides unmatched network capacity to deliver next-generation broadband access. The company currently provides mobile WiMax service in Baltimore, Md., and Portland, Ore. Clearwire is in the process of building approximately 25 WiMax sites in the City of Huntington Beach and currently provides mobile WiMAX service in two U.S. markets and pre-WiMAX service in 50 markets throughout the U.S. and Europe. The Clearwire network will consist of a number of individual wireless facilities ("sites"), each interconnected with neighboring sites. The Project Description herein is just one of many that are an integral part of the overall network. To learn more about Clearwire, please visit the website at <http://www.clearwire.com>.

Clearwire is beginning the process of acquiring property rights and obtaining necessary permits for the development of its network in the Orange County area.

The project herein involves the mounting of three (3) panel antennas, three (3) DAP units and three (3) microwave dishes on an existing monopole within an existing palm nut located at 20112 Magnolia Street. In addition to the antennas, Clearwire is proposing to install one (1) equipment cabinet and one (1) GPS antenna at the base of the monopole, within an existing enclosure.

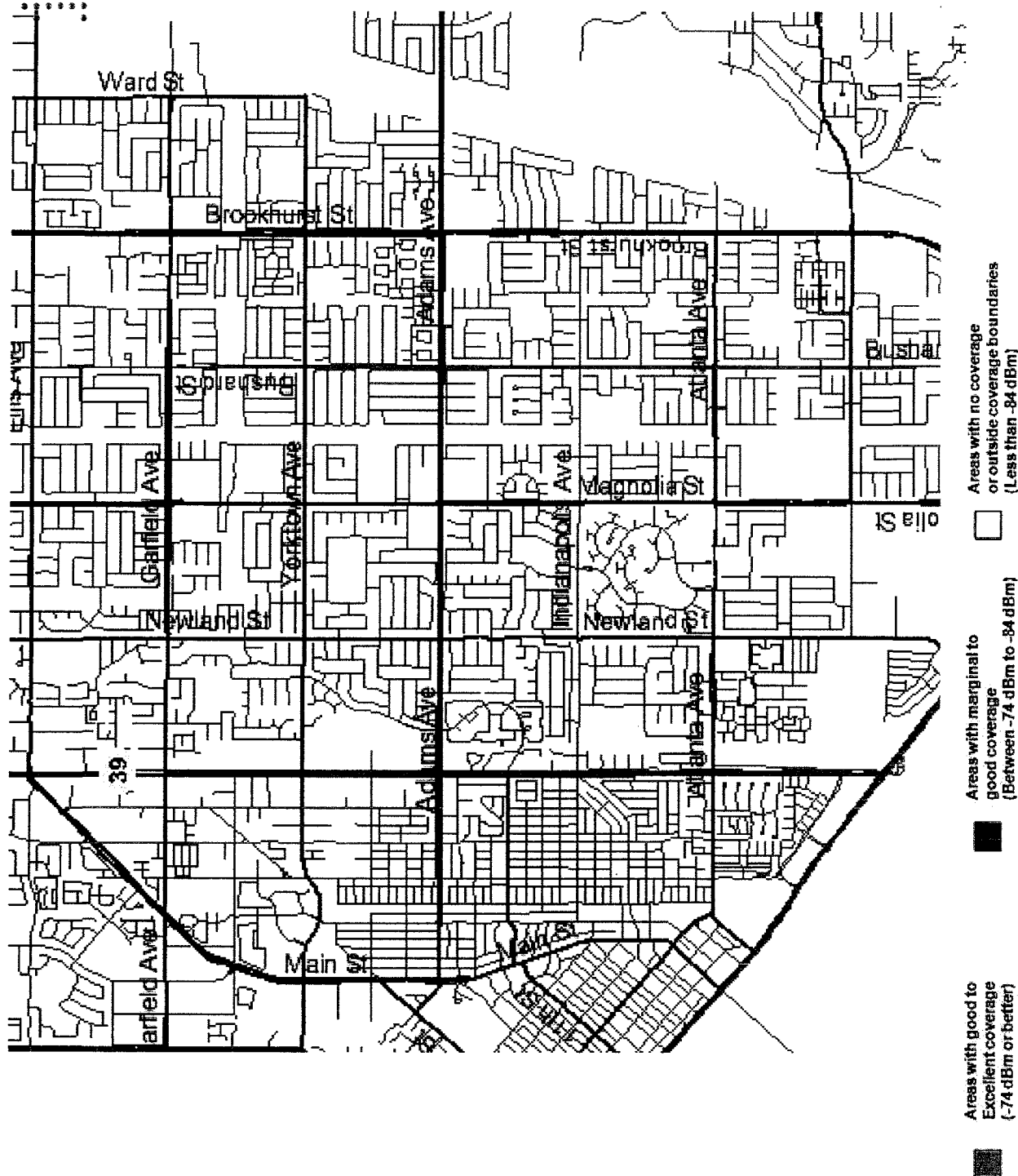
Clearwire operates in compliance with all applicable local, state and federal regulations relating to wireless communication facilities. The attached application describes the proposed site more specifically as it relates to the City of Huntington Beach land use criteria.



Zoning Coverage Maps for CA-ORC1567

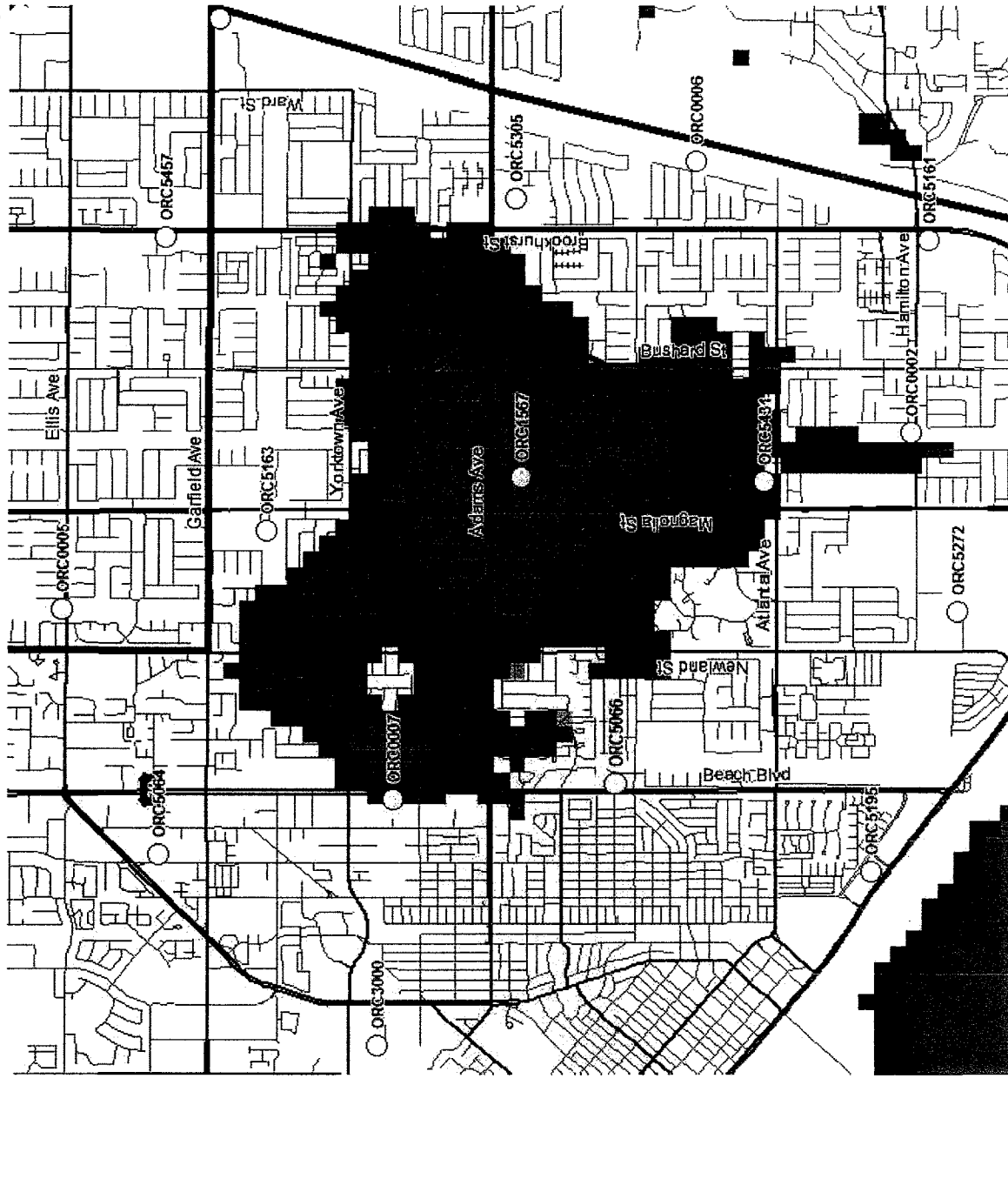
12/3/09

Attachment 6.02 – Existing RF coverage WITHOUT “RF coverage to be provided by the Project”



“No minimum signal level is defined by the FCC Rules”

Attachment 6.03 – “RF coverage to be provided by the Project”



Future Site Locations

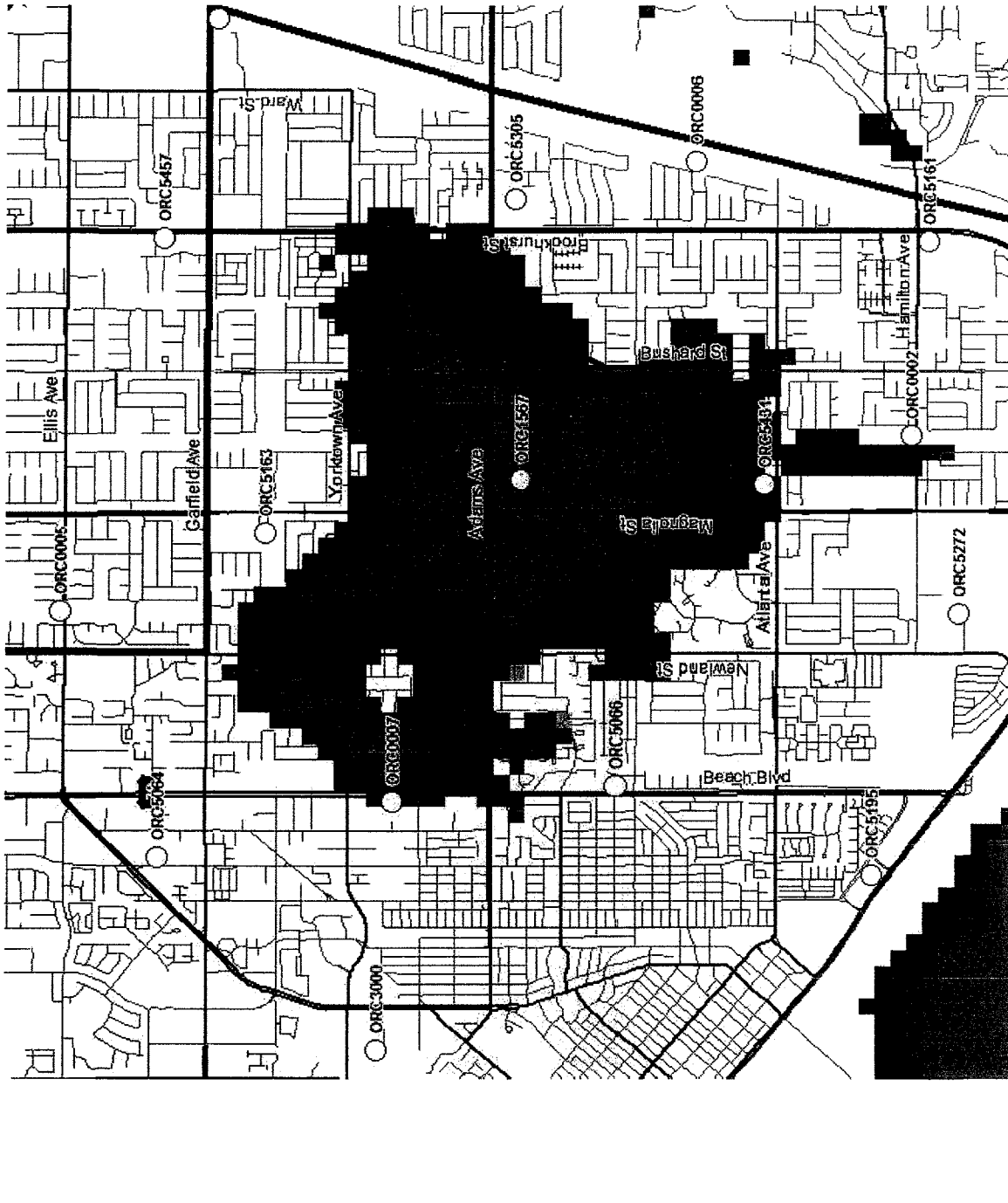
Areas with good to Excellent coverage (-74 dBm or better)

Areas with marginal to good coverage (Between -74 dBm to -84 dBm)

Areas with no coverage or outside coverage boundaries (Less than -84 dBm)

"No minimum signal level is defined by the FCC Rules"

Attachment 6.04 – Existing RF coverage INCLUDING “RF coverage to be provided by the Project”



Future Site Locations

Clearwire Corporation (NASDAQ:CLWR) offers advanced high-speed internet services to consumers and businesses. The company is building the first nationwide 4G mobile WiMAX network, bringing together a compelling combination of speed and mobility. Clearwire's open all-IP network, combined with significant spectrum holdings, provides unmatched network capacity to deliver next-generation broadband access. The company currently provides mobile WiMax service in Baltimore, Md., and Portland, Ore. Clearwire is in the process of building approximately 25 WiMax sites in the City of Huntington Beach and currently provides mobile WiMAX service in two U.S. markets and pre-WiMAX service in 50 markets throughout the U.S. and Europe. The Clearwire network will consist of a number of individual wireless facilities ("sites"), each interconnected with neighboring sites. The Project Description herein is just one of many that are an integral part of the overall network. To learn more about Clearwire, please visit the website at <http://www.clearwire.com>.

The project herein involves the mounting of three (3) panel antennas, three (3) DAP units and three (3) microwave dishes on an existing monopalm within an existing palm nut located at 20112 Magnolia Street. In addition to the antennas, Clearwire is proposing to install one (1) equipment cabinet and one (1) GPS antenna at the base of the monopole, within an existing enclosure.

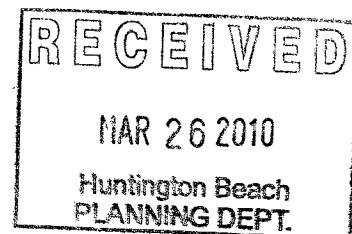
Clearwire is beginning the process of acquiring property rights and obtaining necessary permits for the development of its network in the Orange County area. Clearwire operates in compliance with all applicable local, state and federal regulations relating to wireless communication facilities. The attached application describes the proposed site more specifically as it relates to the City of Huntington Beach land use criteria.

Alternative Site Analysis

The intent of this proposed wireless facility is to provide wireless broadband services to residents and employees within the general vicinity of Adams Avenue and Magnolia Street. The area of "acceptable" wireless locations is indicated on Attachment No. 6.03 of the Wireless Permit application, "Proposed RF Coverage." Within this area, there are only four probable locations for a wireless facility all located at the intersection of Adams Avenue and Magnolia Street. The candidates Clearwire were identified as follows (in order of preference):

1. Co-location within existing co-locatable monopalm at the rear of Christ Presbyterian Church
2. New monopine or monopalm tree located in the rear of the shopping center at the northeast corner of Magnolia and Adams.
3. The existing palm tree located in the shopping center in the southeast corner of Magnolia and Adams is too low to co-locate on, as the RF signal would not be able clear the existing buildings in the center.

Clearwire has not engaged in lease negotiations with any other sites that would meet the coverage objective of this proposal.



Findings

Demonstrate existing gaps in coverage, and the radius of area from which an antenna may be located to eliminate the gap in coverage.

Clearwire is a new wireless carrier in Southern California that provides wireless internet services. Presently, there are no sites within Huntington Beach that provide Clearwire coverage. As mentioned above, Exhibit 6.03 of the Wireless Permit application identifies the appropriate search radius for a wireless facility. It is anticipated that each Clearwire site will only be able to provide coverage for customers within 1/5th to 1/4th of a mile.

Compatibility with the surrounding environment or that the facilities are architecturally integrated into a structure.

The proposal consists of a wireless facility located within a palm "nut" or "ball" within an existing monopine. The monopalm the ball are already built and there will be no-visual alterations to the existing site. Therefore, the proposal is architecturally integrated into the existing monopalm.

Screening or camouflaging by existing or proposed topography, vegetation, buildings or other structures as measured from beyond the boundaries of the site at eye level (six feet).

The panel antennas and microwaves will be screened with existing FRP (RF transparent material) designed as a palm "nut" or "ball". After construction, the antennas will not be visible from any public view.

Massing and location of the proposed facility are consistent with surrounding structures and zoning districts.

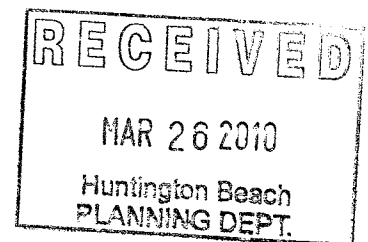
The proposal consists of a co-location on an existing monopalm. After construction, there will be no visible alteration to the proposed monopalm. Therefore, the massing and location of the proposal will be consistent with surrounding structures and zoning districts.

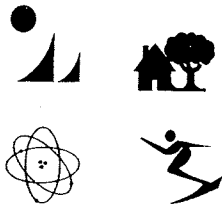
No portion of a wireless communication facility shall project over property lines.

The proposal will not project over any property line.

Interference

See attached Standard Compliance Form.





City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

October 21, 2008

NOTICE OF ACTION

SUBJECT: WIRELESS PERMIT NO. 08-033 (METRO PCS)

APPLICANT: Sandra Jacobs, President
SFC Communications, Inc.
26012 Marguerite Pkwy, Unit H424
Mission Viejo, CA 92692

PROPERTY OWNER: Kathi Richardson, Christ Presbyterian Church
20112 Magnolia Street, Huntington Beach, CA 92648

REQUEST: To review a Wireless Permit Application to demonstrate that the proposed antenna structure is located in the least obtrusive location feasible so as to eliminate any gap in service. The proposed antenna is to be located at the Christ Presbyterian Church and consists of a 60 ft. tall monopalm facility with an associated equipment enclosure.

LOCATION: 20112 Magnolia Street

DATE OF ACTION: October 21, 2008

Dear Ms. Jacobs,

On October 21, 2008, the Planning Department of the City of Huntington Beach approved your request for a wireless permit application. In approving the request, the Planning Department made the following findings and determination:

- a) The proposed wireless communication facility complies with the height permitted within the zoning district and;
- b) The proposed wireless communication facility is designed to be architecturally compatible with the surrounding buildings and land uses by incorporating stealth techniques, with the following modifications:
 - i. Redesign the co-location pod to reduce the visual impact and match the natural appearance of a palm in a more appropriate manner.
 - ii. Reduce the overall height of the enclosure wall to a maximum of six (6) feet to comply with Huntington Beach Zoning and Subdivision Ordinance, or install a decorative trellis roof element.

ATTACHMENT NO. 9.1

- iii. Equipment cabinets shall be fully screened from view from all sides.

Based upon the suggested modifications, the wireless communications facility is subject to the administrative approval by the Planning Director and approval of a building permit. A Conditional Use Permit may be required if the above mentioned modifications are not adequately implemented.

Please be advised that the Department of Planning reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to issuance of building permits. It is recommended that you immediately address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Department of Planning is final unless an appeal is filed to the Planning Commission by you or by an interested party. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten calendar days of the date of the Department of Planning's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee of \$494 shall also accompany the notice of appeal. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. The last day for filing an appeal and paying the filing fee for the above noted application is **Friday, October 31, 2008 at 5:00 p.m.**

If you have any questions, please contact Hayden Beckman at (714) 374-5317 (email: hbeckman@surfcity-hb.org) or the Department of Planning Information Counter at (714) 536-5271.

Sincerely,

Scott Hess,
Director of Planning

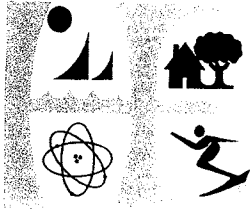
by:



Hayden Beckman
Planning Aide

Attachment: Conditions of Approval – Wireless Permit No. 08-033

c: Herb Fauland, Planning Manager
Jason Kelley, Senior Planner
Kathi Richardson, Christ Presbyterian Church, 20112 Magnolia Street, Huntington Beach, CA 92646
Saundra Jacobs, 26012 Marguerite Pkwy, Unit H424, Mission Viejo, CA 92692
Project File



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

December 16, 2009

NOTICE OF ACTION

SUBJECT: WIRELESS PERMIT NO. 2009-055 (CLEAR WIRELESS CO-LOCATION)

APPLICANT: John Moreland, Core Communication Group, 2903-H, Brea CA 92821

PROJECT OWNER: John Buckley, Clear Wireless, LLC, 4400 Carillion Point, Kirkland, WA 98033

PROPERTY OWNER: Kathi Richardson, Christ Presbyterian Church, 20112 Magnolia Street, Huntington Beach, CA 92646

REQUEST: To review a Wireless Permit Application to demonstrate that the installation of three panel antennas, three DAP units, and three microwave dishes are located in the least obtrusive location feasible so as to eliminate any gaps in service. The proposed antennas will be co-located on an existing 60 ft. high monopalm. The request also includes the placement of one equipment cabinet at the base of the monopalm with one GPS antenna attached to the equipment cabinet.

LOCATION: 20112 Magnolia Street (east side of Magnolia Street, south of Adams Avenue), Huntington Beach, CA 92646

DATE OF ACTION: December 15, 2009

Dear Mr. Moreland:

On December 15, 2009, the Planning Department of the City of Huntington Beach **approved** your request for a wireless permit application. In approving the request, the Planning Department made the following findings and determination:

- a) The wireless communication facility is subject to approval of a Conditional Use Permit by the Planning Commission pursuant to HBZSO Section 202.10(C).
- b) Design Review shall be required for wireless communication facilities located in Public-Semipublic Zone and within 300' of a residential district pursuant to HBZSO Section 230.88(E)(3).

Coastal Status: Not Applicable

Environmental Status: The proposed wireless facility is Categorically Exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act, because the project consists of the installation of small new equipment (wireless antenna panels) on an existing support structure (monopalm).

Based upon this determination, the wireless communications facility is subject to discretionary approval by the Planning Commission with the submittal of a Conditional Use Permit application, associated submittal requirements, and applicable fee of \$6,937. The wireless communication facility also requires review by the Design Review Board, consisting of a general application, associated submittal requirements, and applicable fee of \$905. The General Application and associated submittal requirements along with the public hearing notification requirements are attached.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Department of Planning is final unless an appeal is filed to the Planning Commission by you or by an interested party. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten calendar days of the date of the Department of Planning's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee of \$494 shall also accompany the notice of appeal. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. The last day for filing an appeal and paying the filing fee for the above noted application is Wednesday, January 6, 2010 at 5:00 p.m.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval by the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

If you have any questions regarding this letter or the processing of your application, please contact Tess Nguyen, Associate Planner at (714) 374-1744 (email: tnguyen@surfcity-hb.org) or the Planning Department Information Counter at (714) 536-5271.

Sincerely,

Scott Hess,
Director of Planning

by:


Tess Nguyen
Associate Planner

Attachments: General Application and associated submittal requirements

cc: John Buckley, Project Owner
Kathi Richardson, Property Owner
Herb Fauland, Planning Manager
Jason Kelley, Senior Planner
Project File